

IMPORTANT NOTICE TO APPLICANT:Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY.**FOR OFFICIAL USE ONLY:**

Agenda Date: 3-25-16
 Waiver No. D- 23774-1-NEW
 Received Date: 3-15-16

FEES:

Number of Sites : (1)

D.R.E.R. ----- \$1,872.00

D.E.R.M. ----- \$210.00

PRINT \$2,082.00

Concurrency Review Fee (*6.00% of Sub-Total) --
 AMOUNT FOR WAIVER OUTSIDE MUNICIPALITIES=>

\$124.92 *Not applicable within Municipalities

\$2,206.92 <====AMOUNT FOR WAIVER WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR WAIVER OF PLATMunicipality: Miami-Dade County Sec.: 9 Twp.: 55 S. Rge.: 40 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.1. Owner's Name: Arlando/ Elisabeth Valdez Phone: (305) 804-6861Address: 231 NW 42 Ave. City: Miami State: FL Zip Code: 33126

Owner's Email Address: _____

2. Surveyor's Name: E.R. Brownell & Associates Inc. Phone: (305) 860-3866Address: 2525 SW 27 Ave. City: Miami State: FL Zip Code: 33133Surveyor's Email Address: Alopez@erbrownell.com3. Legal Description of Cutout Tract: (See Attached)4. Folio No(s): 30 / 50009 / 000 / 06705. Legal Description of Parent Tract: (SEE ATTACHED)6. Street boundaries: SW 106 ST./ WEST 92 AVE.7. Present Zoning: EO-1 Zoning Hearing No.: _____

8. Proposed use of Property:
 Single Family Res.(1 Units), Duplex(____ Units), Apartments(____ Units), Industrial/Warehouse(____ Square .Ft.),
 Business(____ Sq. Ft.), Office(____ Sq. Ft.), Restaurant(____ Sq. Ft. & No. Seats ____), Other (____ Sq. Ft. & No. of Units ____)

NOTE: Attach list of all restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Waiver of Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the waiver of plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

Elizabeth Valdez-Arnaldo Valdez

STATE OF FLORIDA)

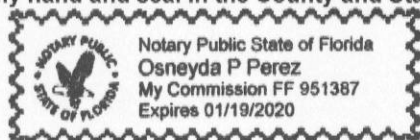
SS:

Signature of Owner: Arlando/ Elisabeth Valdez

COUNTY OF MIAMI-DADE)

(Print name & Title here): Arlando/ Elisabeth Valdez

BEFORE ME, personally appeared Arlando/ Elisabeth V. this 3 day of March, 2016 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known ____ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 3 day of March, 2016 A.D.Signature of Notary Public: Osneyda P. Perez(Print, Type name here: Osneyda P. Perez)

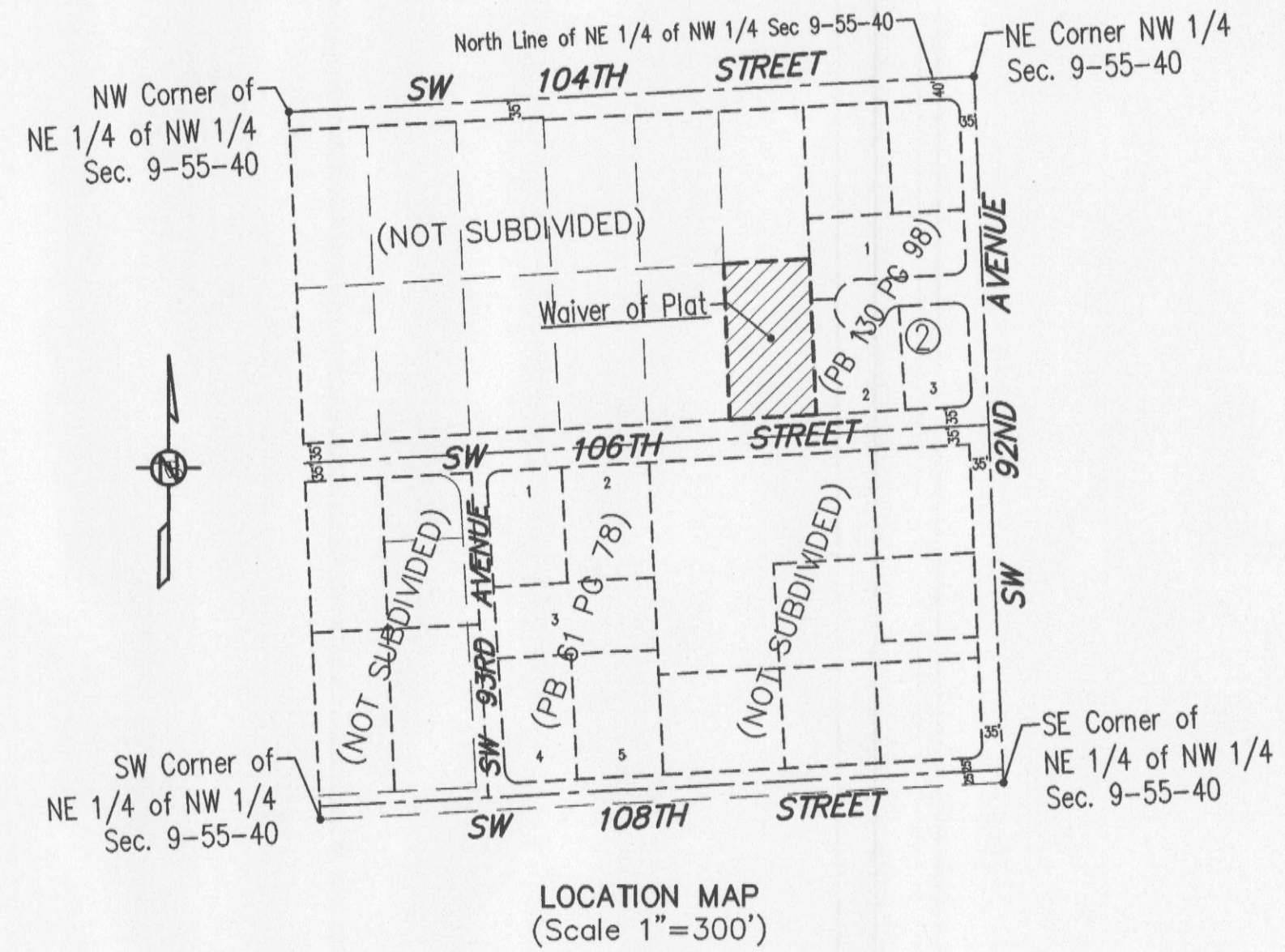
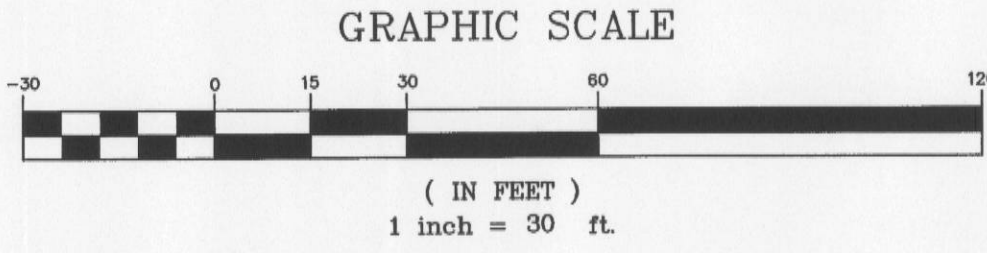
(NOTARY SEAL)

01/19/2020
(Commission Expires)FF 951387
(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

WAIVER OF PLAT

A Portion of the NE 1/4 of the NW 1/4 of Section 9, Township 55 South, Range 40 East
MIAMI-DADE COUNTY, FLORIDA.



LEGAL DESCRIPTION:

PARCEL A

The South 1/2 of the East 1/2 of the West 1/2 of the NE 1/4 of the NW 1/4, Less the South 35 feet of Section 9, Township 55 South, Range 40 East, of Tallahassee Meridian.

A/K/A

The South 1/2 of the East 1/2 of the West 1/2 of the NE 1/4 of the NW 1/4 of Section 9, Township 55 South, Range 40 East of Miami-Dade County, Florida, Less the South 35 feet thereof.

Parcel Identification Number: 330-5009-000-0670

SURVEYOR'S NOTES:

Area (Net): 50,297 square feet more or less (1.15 Acres more or less)
Area (Gross): 1.29 acres more or less (to centerline of the adjacent street, SW 106th STREET)
Number of Lots: 1
Method of Survey: Public Water (Existing)
Property Zoned: EU-1 (Single-Family One Acre Estate District)
Folio Number: 30-5009-000-0670
Property Address: 9283 SW 106th Street, Miami, Florida, 33176
Dade County Flood Criteria: ±8.6 feet (PB 120, PG 13-3)

Bearings are based on an assumed meridian, where centerline of SW 106th Street bears North 87°23'41" East. All distances as shown are based on the US Survey foot.

Elevations are referred to the National Geodetic Vertical Datum, 1929 (NGVD). Elevations are based on Miami-Dade County Benchmark P-4049, the same being a PK nail and brass washer in concrete sidewalk 2' west of concrete wall column, located 40 feet North of the centerline of the SW 104th Street and 64 feet East of the centerline of SW 92nd Avenue, having an elevation of 8.20 feet NGVD 29. And also on the based on the Miami-Dade County Benchmark DC-81-R, the same being a PK nail and brass washer in concrete sidewalk at the northeast corner of the intersection, located 40 feet North of the centerline of the SW 104th Street and 70 feet East of the centerline of SW 97th Avenue, having an elevation of 11.34 feet NGVD 29.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.b.i) FAC of 1 foot in 7,500 feet for Suburban Areas. The elevations as shown are based on a closure between the two benchmarks noted above, and meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.a) FAC, of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

The legal description is based on the Miami-Dade County Property Appraiser's Property Search Summary Report for Tax Folio No. 30-5009-000-0670 and the WARRANTY DEED recorded in Official Record Book 29953 at Page 409 of the Public Records of Miami-Dade County, Florida, as evidenced therein. No title search has been conducted by nor was a title report provided to the surveyor. There are no easements or setback restrictions either noted and/or depicted thereon. There may be easements, rights of way and/or other encumbrances affecting the subject property not disclosed hereon that a title report would evidence.

This "WAIVER OF PLAT" is based on: (i) recovered monumentation; (ii) the Miami-Dade County Township Map for Township 55 South, Range 40 East; (iii) the adjoining plat of "COURTS OF GALLOWAY GLEN" recorded in Plat Book 130 at Page 98; and (iv) the Legal Description as shown on said Warranty Deed recorded in Official Record Book 29953 at Page 409.

A comparison between measured (M), deed (D) and calculated (C) dimensions is delineated hereon. Measured dimensions (M) are based on the direct and indirect measurement of the recovered monumentation. Deed dimensions (D) are based on the recorded description as described herein. Calculated dimensions (C) are based on the Miami-Dade County Township Map for Section 9, Township 55 South, Range 40 East.

Right of Way as shown is based on the record description, the adjacent recorded plat and information provided by the Miami-Dade County Public Works Department and has not been abstracted by the Surveyor. Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Rights-of-Way other than shown on the underlying and adjacent recorded plat or stated in the legal description, as it appears on this drawing.

The Subject Property does not lie within a Special Flood Hazard Area (SFHA) as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map No. 12086C0461L, Community No. 120635 (Unincorporated areas of Miami-Dade County), bearing a revised date of September 11, 2009. Said map delineates the herein described land to be situated within Zone X, an area determined to be outside of the 0.2% annual chance floodplain.

No encroachments were noted by this survey, except as shown hereon. The ownership of the fences and/or walls as shown hereon was not determined. Fence locations as shown are based on the recovered monumentation. The location of utilities on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or determined the location of underground footers.

Only the surface indications of the underground utilities have been located in the field. The location of underground utility lines on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or determined the location of underground footers. It should be noted that there may be other underground utilities in addition to those evidenced by visible appearances shown on this sketch. The owner or his agent should verify all utility locations with the appropriate utility provider before using.

Although care was taken with the identification of the trees noted hereon, an arborist, landscape architect, botanist, environmental specialist or others with advanced education in dendrology should be utilized if critical identification of the trees is required.

The names of the adjoining owners and the associated tax folio number are based on the web based of the Miami-Dade County Property Appraiser's Property Search Summary Report.

This "Waiver of Plat", a map of survey shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1" = 30' or smaller.

DEVELOPMENT INFORMATION:

One (1) Single Family Residence

SURVEYOR'S CERTIFICATION:

This is to certify that there are no existing structures, improvements, utilities or easements of record on or adjacent to the land herein described other than as shown hereon, and that this "Waiver of Plat" is a Boundary and Topographic Survey and has been prepared under my supervision and is true and correct. I further certify that this "Waiver of Plat" meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

Date: 03/09/2016
E.R. BROWNELL & ASSOCIATES, INC.

Antonio Abalgia
Vice-President Surveying
Professional Surveyor and Mapper LS# 6779
State of Florida
Email address: tbrownell@erbrownell.com

The survey map and notes and/or report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Any additions or deletions to the survey map and notes and/or report by other than the signing party or parties is prohibited without written consent of the signing party or parties.

E.R. Brownell & Associates, Inc.
SURVEYORS & MAPPERS
LAND PLANNERS
CONSULTING ENGINEERS
2525 SW 27th Ave
305-660-5866
WWW.ERBROWNELL.COM
Ref. DR/JB
Date: 3-9-2016
Certification No. LB721

WAIVER OF PLAT
ARNALDO & ELIZABETH VALDES

No.	Date	Appt. Job No.	Description
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Sheet: 1 OF 1
J.N. 57991
Sk. No.
T-937